

20170619000214530
06/19/2017 08:54:32 AM
DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
BRANDON J SHORES
SELENA PASQUALE-SHORES
6060 MADISON PLACE
HELENA, AL 35080

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Sixty-Five Thousand Five Hundred Ninety and 00/100 Dollars (\$265,590.00)* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, INC., (hereinafter referred to as Grantor, whose mailing address is 121 BISHOP CIRCLE, PELHAM, AL 35124), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto BRANDON J SHORES and SELENA PASQUALE-SHORES (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2235, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA PHASE 3, AS RECORDED IN MAP BOOK 47, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 6060 MADISON PLACE, HELENA, AL 35080

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Right of way granted to Alabama Power Company by instrument recorded in Deed book 138, page 309; Deed Book 131, page 447; Deed Book 247, page 853; Deed Book 127, Page 408; Deed Book 134, page 85; Deed Book 230, page 113; Deed Book 139, Page 238; Deed Book 257, Page 213 and Real 46, page 69
5. RESTRICTIONS APPEARING OF RECORD IN INST NO 2014-39995.

TO HAVE AND TO HOLD to the said Grantee, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors, assigns, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 16th day of June, 2017.

NEWCASTLE CONSTRUCTION,
INC.

By: Amanda Watson

AMANDA WATSON

Its: VICE PRESIDENT

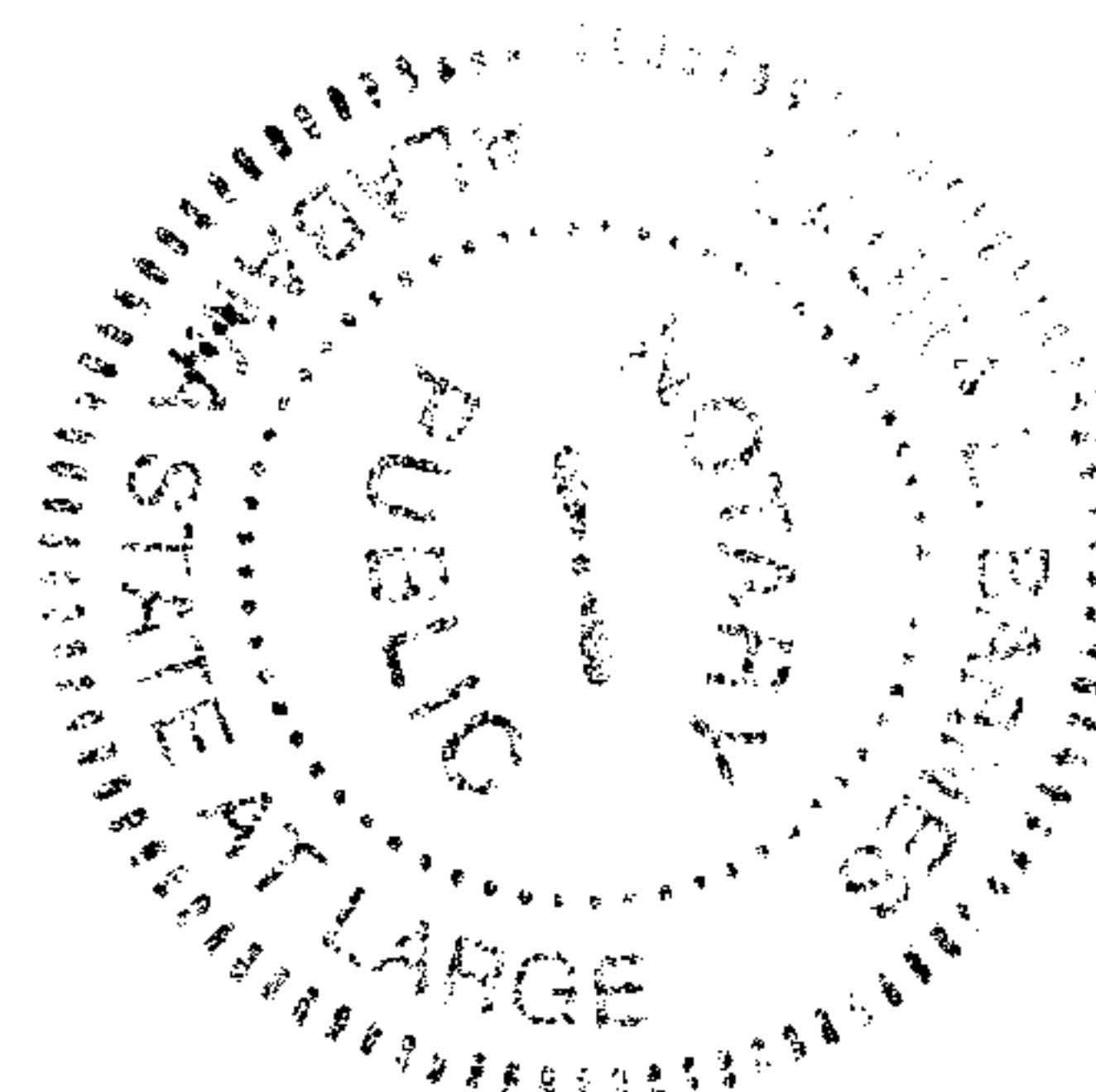
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that AMANDA WATSON, whose name as VICE PRESIDENT of NEWCASTLE CONSTRUCTION, INC., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, AMANDA WATSON, VICE PRESIDENT, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said NEWCASTLE CONSTRUCTION, INC. on the day the same bears date.

Given under my hand and official seal this 16th day of June, 2017.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/1/20



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	NEWCASTLE CONSTRUCTION, INC.	Grantee's Name:	BRANDON J SHORES SELENA PASQUALE-SHORES
Mailing Address:	6060 MADISON PLACE HELENA, AL 35080	Mailing Address:	6060 MADISON PLACE HELENA, AL 35080
Property Address:	6060 MADISON PLACE HELENA, AL 35080	Date of Sales	June 16th, 2017
		Total Purchase Price:	(\$265,590.00)
		Actual Value:	\$ _____
		OR	
		Assessor's Market Value:	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

_____	Bill of Sale	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
<u>x</u>	Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address- provide the name of the person or persons conveying interest to property and their current mailing address. Grantee's name and mailing address- provide the name of the person or persons to whom interest to property is being conveyed.

Property address- the physical address of the property being conveyed, if available. Date of Sale- the date on which interest to the property was conveyed.

Total purchase price -the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: June 16th, 2017

_____ Unattested

_____ (verified by)

Print Laura L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) **circle one**



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/19/2017 08:54:32 AM
\$34.50 DEBBIE
20170619000214530